

INDIVIDUAL PROPERTY/DISTRICT
MARYLAND HISTORICAL TRUST
INTERNAL NR-ELIGIBILITY REVIEW FORM

Property/District Name: 7308 Central Avenue Survey Number: PG: 72-59
~~PG: 72-45~~

Project: Metrorail Extension: Addison Rd. to Largo Agency: MTA

Site visit by MHT Staff: X no yes Name Date

Eligibility recommended Eligibility not recommended X

Criteria: A B C D Considerations: A B C D E F G None

Justification for decision: (Use continuation sheet if necessary and attach map)

The now vacant and deteriorating farmhouse at 7308 Central Avenue is located on the north side of Central Avenue, just outside Seat Pleasant, in Prince George's County, MD. The property, including a late 19th-century farmhouse, a ca. 1920s barn, and a mid-20th-century frame shed, is not considered eligible for listing on the National Register of Historic Places.

The property, which originally probably served as a tenant house, was once part of a larger farm owned in the early 20th century by the Kaldenbach family. The house is a two-story, three-bay frame structure with a side entry. It is set upon a low foundation, is covered with a gable roof, and has a two-story, rear ell with a gable roof. A single-story porch with turned columns and scroll-sawn knee brackets decorates the facade of the now-deteriorating dwelling. Two 20th-century associated buildings are located behind the residence. A small frame shed with replacement double doors in the gable end is closest to the house, while a ca. 1920s frame barn, clad with vertical board siding and covered with a gable roof, is set further back on the property.

The house is an example of a two-story, three-bay house--a vernacular dwelling form common to the period and well-represented in the region and in Prince George's County--and lacks the architectural distinctiveness and integrity necessary to qualify it for listing on the National Register of Historic Places under Criterion C. The property is not known to have any associations with persons or events significant to our past and does not, therefore, qualify for listing under Criteria A or B.

Documentation on the property/district is presented in: Project Review and Compliance

Prepared by: Margaret Slater, Historic Preservation Specialist, Parsons Brinckerhoff Quade & Douglas, Inc.

Kimberly Prothro Williams June 20, 1996
Reviewer, Office of Preservation Services Date

NR program concurrence: ✓ yes no not applicable

Peter E. Kuntze 6/21/96
Reviewer, NR program Date

Jmg

PROPERTY: 7308 Central Avenue, Vicinity Of Seat Pleasant,
Prince Georges County

HISTORIC CONTEXT

MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN

Geographic Organization:	Western Shore
Chronological/Development Periods:	Industrial/Urban Dominance
Historic Period Themes:	Architecture/Agriculture
Resource Type:	
Category:	Buildings
Historic Environment:	Transitional Rural/Urban
Historic Functions/Uses:	Residence Barns
Design Source:	unknown

Maryland Historical Trust
State Historic Sites Inventory Form

MARYLAND INVENTORY OF
HISTORIC PROPERTIES

Survey No. PG 72-45

Magi No. PG 72-59

DOE yes no

1. Name (indicate preferred name)

historic

and/or common

2. Location

street & number 7300 Central Avenue not for publication

city, town Seat Pleasant vicinity of congressional district 5

state MD county Prince George's

3. Classification

Category	Ownership	Status	Present Use
<u>district</u>	<u>public</u>	<u>occupied</u>	<u>agriculture</u> <u>museum</u>
<u>X building(s)</u>	<u>X private</u>	<u>X unoccupied</u>	<u>commercial</u> <u>park</u>
<u>structure</u>	<u>both</u>	<u>work in progress</u>	<u>educational</u> <u>X private residence</u>
<u>site</u>	Public Acquisition	Accessible	<u>entertainment</u> <u>religious</u>
<u>object</u>	<u>in process</u>	<u>yes: restricted</u>	<u>government</u> <u>scientific</u>
	<u>being considered</u>	<u>yes: unrestricted</u>	<u>industrial</u> <u>transportation</u>
	<u>not applicable</u>	<u>no</u>	<u>military</u> <u>other:</u>

4. Owner of Property (give names and mailing addresses of all owners)

name Edward and Ella M. Kohlheim

street & number 16200 Alson Way telephone no.:

city, town Bowie state and zip code MD 20715

5. Location of Legal Description

courthouse, registry of deeds, etc. Prince George's Co Courthouse liber 4611

street & number Main Street folio 573

city, town Upper Marlboro state MD

6. Representation in Existing Historical Surveys

title

date _____ _____ federal _____ state _____ county _____ local

depository for survey records

city, town _____ state _____

7. Description

Survey No. ~~PG-72-45~~

PG-72-59

Condition

☐ excellent
☐ good
☐ fair

☒ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This turn-of-the century farmhouse is an I-house. It is located at 7308 Central Avenue behind the parking lot of the New Life Assembly Church that stands to the west. It is on the western edge of a property currently comprised of four parcels owned by Edward and Ella M. Kohlheim. The house stands immediately west of commercial development undertaken by the Kohlheims that includes the Central Day Care facility and an office building. Behind the house (to the north) are farmland and some early 20th century barns.

The vernacular frame farmhouse is an I-house, two stories in height with an asphalt shingle gabled roof that has a centrally located brick flue, asbestos shingle siding, and a low foundation that is sheathed in concrete. The south (front) elevation has three bays: the easternmost first floor bay has a five-panel wood door, the remaining two bays contain window openings with damaged sash. A one-story hip-roofed porch with asphalt shingles is supported by delicate turned wood posts and scroll sawn brackets. The porch roof is a modern replacement. The second story has three windows, two are six over one sash and the third is two over one. Each gable end has a window on each floor. A two-story gable roofed, asbestos sided ell extends from the rear (north) elevation. There are no windows on the east elevation of the ell but one off-center window is on the second story of the ell's gable end. A one-story asbestos sided shed roofed addition is on the rear of the ell which has boarded up windows and a porch on the north elevation. The interior was inaccessible.

Two frame outbuildings are behind the house to the north. One is a small frame shed with modern double doors on the gable end and a standing seam metal roof. the other is a ca. 1920s frame barn with vertical board siding, a gable roof sheathed in standing seam metal and side lean-to shed additions.

8. Significance

Survey No. ~~PG:72-45~~ PG:72-59

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The house at 7308 Central Avenue is an example of the turn-of-the-century I-house, a type common throughout Prince George's County. The house has modern alterations that include asbestos siding and replacement windows.

The house was once part of a larger farm owned in the early 20th century by the Kaldenbach family. It is thought that it may be a tenant house built around the turn of the century. In the late 1920s, the Kaldenbach farm was divided. The property where the house stands then passed through a succession of owners: Frederick Mussante (owner of property 100 Hill Road in the 1930s), Howard Wilburn (owner of property at 7400 Central Avenue in the 1930s, Elmer and Bessie Ammon, Ercy and Charity Bates and in 1972, present owners Ella and Edward Kohlheim purchased the property.

9. Major Bibliographical References

Survey No. ~~86-72-45~~
~~86-72-59~~

Prince George's Co Land Records
Files, Prince George's Co Historical Commission

10. Geographical Data

Acreage of nominated property _____ Tax map 66, parcel 16
Quadrangle name Washington DC East-MD Quadrangle scale 1:24

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

--	--	--	--	--	--	--	--	--	--

G

--	--	--	--	--	--	--	--	--	--

H

--	--	--	--	--	--	--	--	--	--

Verbal boundary description and justification

Tax map 66, parcel 16

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Margaret Slater, Historic Preservation Specialist

organization Parsons Brinckerhoff date 11/95

street & number 1900 Church St #500 telephone (615) 327-8514

city or town Nashville, TN 37203 state _____

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

MARYLAND HISTORICAL TRUST
DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600



PARSONS BRINCKERHOFF COMPUTATION SHEET

PG: 72-45

PG: 72-59

Continuation

Page 7.3 of

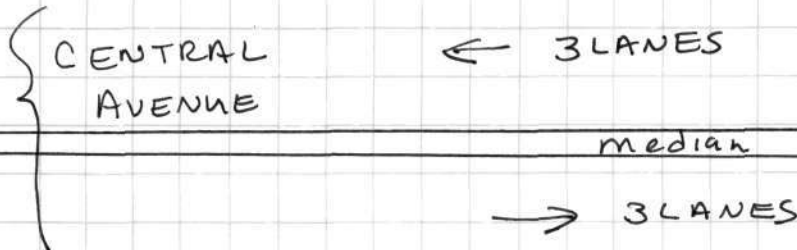
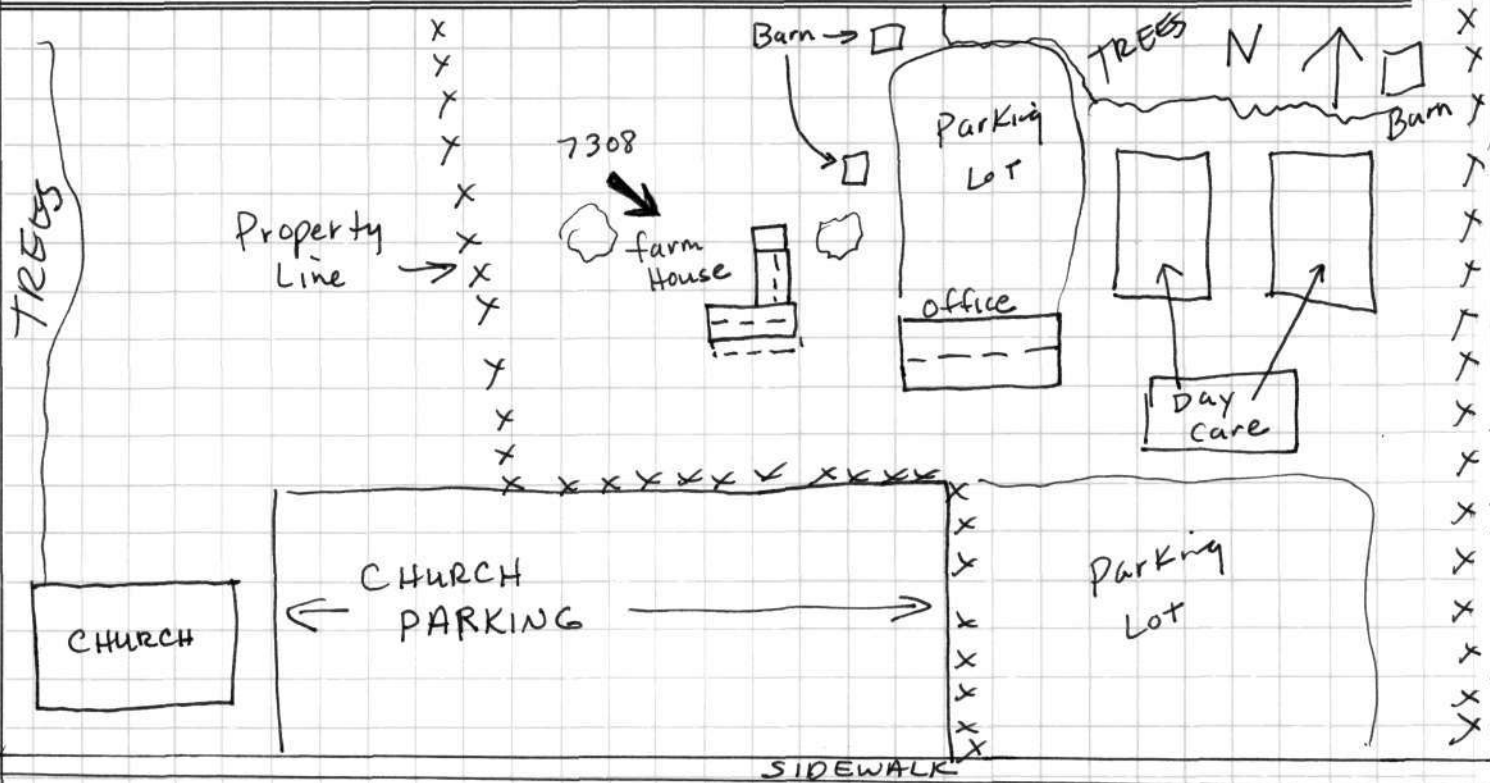
Made by Margaret Slater

Date 11/95

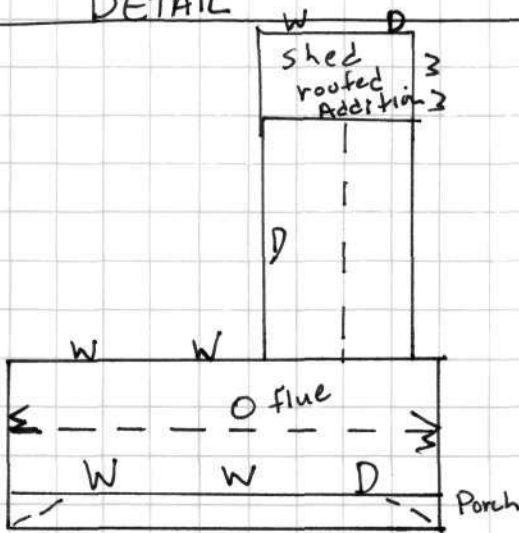
Checked by

Date

Subject Next to 7308 Central Avenue
PRINCE GEORGES COUNTY



DETAIL





~~#72-45~~ PG: 72-59

7308 Central Avenue
Prince George's County

Owner denied access to this property.

These photographs were taken by a land surveyor
in the Summer of 1995. No negatives available.

No slide is available because the owner denied
permission to photograph.



old farm residence in 9300
block of Central Avenue
in Prince George's
County, MD

PG: 72-59

~~PG: 72-45~~

Temp 5-5

7308 Central Ave

Prince Georges Co MD

Persons Brinkerhoff/Photographer/Negs

Summer 1995

View of front (s) elevation

1 of 6



PG: 72-59 Same farm residence on
PG: 72-45 Central Ave.

Temp S-S

7308 Central Ave

Prince George's Co, MD.

Parsons Brinckerhoff/Photographer/Neop
Summer 1995

View SW at rear + e. elevations
2 of 6



Associated farm buildings

(2) on sides of picture

plus roof line of a
3rd building barely
visible in vegetation
in center of picture.

PG: 72-59

PG: 72-45

Temp 5-5

7308 Central Ave

Prince Georges Co MD

Parsons Borderline / Photographer / Negs

Summer 1995

Barns to NE of house. View 185

4 of 6

5



PG: 72-59 --- f Central Ave in

~~PG: 72-45~~

PG. Co.,

MD

Temp #5-5

7308 Central Ave

Prince Georges Co, MD

Parsons Brinckerhoff / Photographer / Neja

Summer '95

Barns to NE of house, View N

50+6



3rd Associated farm building
shown between (2) contemporaneous
PG: 72-59 brick buildings

~~PG: 72-45~~

Temp # 5-5

7308 Central Ave

Prince Georges Co, MD

Parsons Bindertoff / Photographer / Neg

Summer 1995

Day care building or some property -
east of farmhouse

6 of 6